

# jawa studio

architecture • interior design

103 East Charleston Suite 105 Las Vegas NV 89104  
702.598.1723 fax 596.1724

07.10.06

planning and development department  
development services center  
city of las vegas

re: variance  
cory apartments  
swc cory & upland  
las vegas, nv  
apn: 138-36-406-002 & 003

this submittal is to request a variance to reduce the required open space for this project from 40,250s.f. to 32,767s.f. for a four building, two-story apartment development at the above referenced site.

we have worked with the developer to create a design for both the site and the buildings that will compliment the area and provide another housing option to prospective residents. the resulting design complies with the related zoning codes for this type of development, is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call us if you have any questions or need additional information.

thank you,

j. david ellertsen